

**110 TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A **SPECIAL MEETING OF THE HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR FEBRUARY 27, 2007, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.  
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The meeting was called to order at 6:00 P.M. by Chair Burch.

**ATTENDANCE**

Members Present: Kendra Burch, Bob Cowan, Phil Micciche, Len Pacheco and Marico Sayoc

Members Absent: None

Staff Present: Sandy Baily, Associate Planner

**ITEM 1: 224 WILDER AVENUE**

Cowan stated for the record that he lives within 500 feet of this parcel and therefore recused himself from the meeting.

The Committee considered the request to construct a detached garage exceeding 450 square feet with reduced setbacks on property located within the Almond Grove Historic District. Pacheco moved to recommend approval of the application to the Director of Community Development with the following conditions:

1. At the rear elevation, the French doors shall match and shall each contain ten lites.
2. At the rear elevation, the slider windows shall be changed to double hung windows.
3. The windows in the garage door shall be multi-lites.

Sayoc seconded, motion passed unanimously.

Cowan returned to the meeting.

**ITEM 2: 44 PLEASANT STREET**

The Committee considered plans to modify a previously approved application to expand a dormer window on a pre-1941 single family residence. Pacheco stated for the record that he talked to the applicant at the site. Burch moved to approve the modification since it did not impact the design of the existing house.

Pacheco seconded, motion passed unanimously. Appeal rights were cited.

ITEM 3:        **122 N. SANTA CRUZ AVENUE**

The Committee considered plans to install an awning on a pre-1941 commercial building. Cowan moved to recommend approval of the application to the Development Review Committee.

Pacheco seconded, motion passed unanimously.

ITEM 4:        **33 WALNUT AVENUE**

Pacheco stated for the record that he lives within 500 feet of this parcel and therefore recused himself from the meeting.

The Committee considered a request to interpret whether or not the work proposed to a pre-1941 single family residence classifies as a demolition. Micciche moved to find that the rear portion of the house was an addition which is unsympathetic to the architectural style of the original house. Therefore, the removal of this addition would not be classified as a demolition pursuant to Town Code. Burch seconded, motion passed unanimously.

Pacheco returned to the meeting.

ITEM 5:        **222 NICHOLSON AVENUE**

Cowan stated for the record that he lives within 500 feet of this parcel and therefore recused himself from the meeting.

The Committee considered plans to add onto a single family residence with reduced setbacks on a nonconforming lot in the Almond Grove Historic District. Pacheco moved to recommend approval of the application to the Development Review Committee with the following conditions:

1.        The arch over the garage door shall be redesigned to a flat design.
2.        The garage door shall be a simple design with no windows.
3.        The skylights shall be pushed back to the rear of the garage roof and shall be a flat rectangular design.

Micciche seconded, motion passed unanimously.

Cowan returned to the meeting.

ITEM 6:        **115 N. SANTA CRUZ AVENUE**

The Committee considered plans to construct two new detached commercial buildings and to modify the exterior of the existing commercial building on properties zoned C-2:LHP and R-1D:LHP. Pacheco moved to continue the matter with the following directions:

1. Increase the opening to the site from N. Santa Cruz Avenue by adjusting the southern building.
2. Provide a color and material board.
3. Adjust the front fencing so that it curves into the plaza area to make it more inviting.
4. Look at alternatives to screen the stairs to the upper floor of the historic structure which can include a trellis or landscaping.
5. The southern building shall maintain its rounded corner which softens the building.
6. The new buildings do not have to be symmetrical.

Micciche seconded, motion passed unanimously. The Committee stated that they endorsed the concept that the paved parking lot on Wilder Avenue be eliminated and replaced with a residence which will be more in keeping with the historic neighborhood.

ITEM 7: **OTHER BUSINESS**

- a. Pre-1941 Design Guidelines Update - Baily informed the Committee on the status of the Draft Guidelines.
- b. Workshop overview – Burch, Pacheco and Baily discussed the workshop.
- c. Appointment of new Chair and Vice-Chair – Micciche moved to maintain the existing Chair and Vice-Chair. Sayoc seconded, motion passed unanimously.

ITEM 8: **APPROVAL OF MINUTES**

The minutes from the meeting of January 17, 2007 were approved.

ITEM 9: **STATUS OF PREVIOUS APPLICATIONS**

Baily informed the Committee on the status of previous applications.

ITEM 10: **ADJOURNMENT**

The meeting was adjourned at 8:00 P.M. to the next regularly scheduled meeting of March 21, 2007.

Prepared by:

Approved by:

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Sandy L. Baily, Associate Planner

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Kendra Burch, Chair